HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Winnipeg CMA

Date Released: September 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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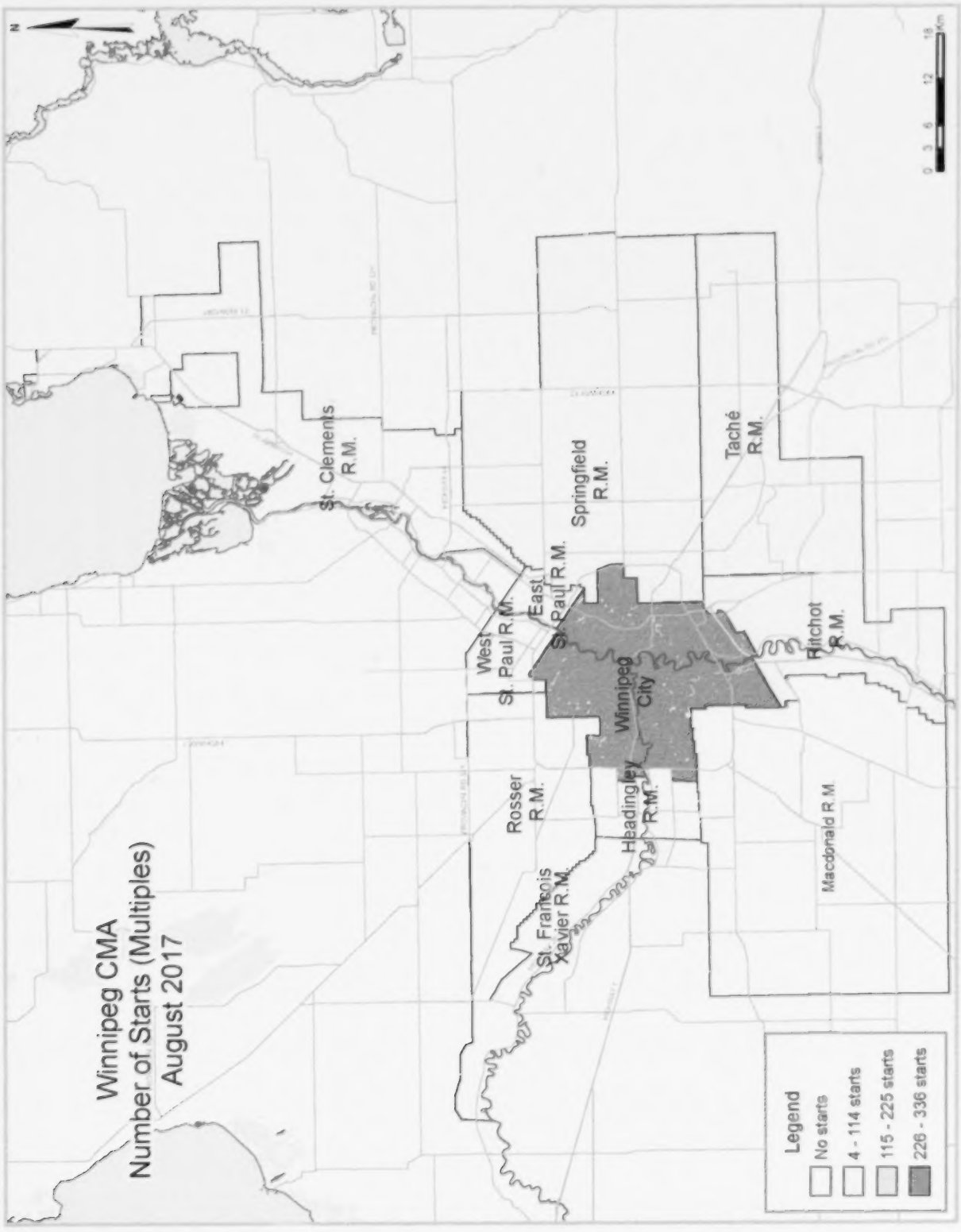
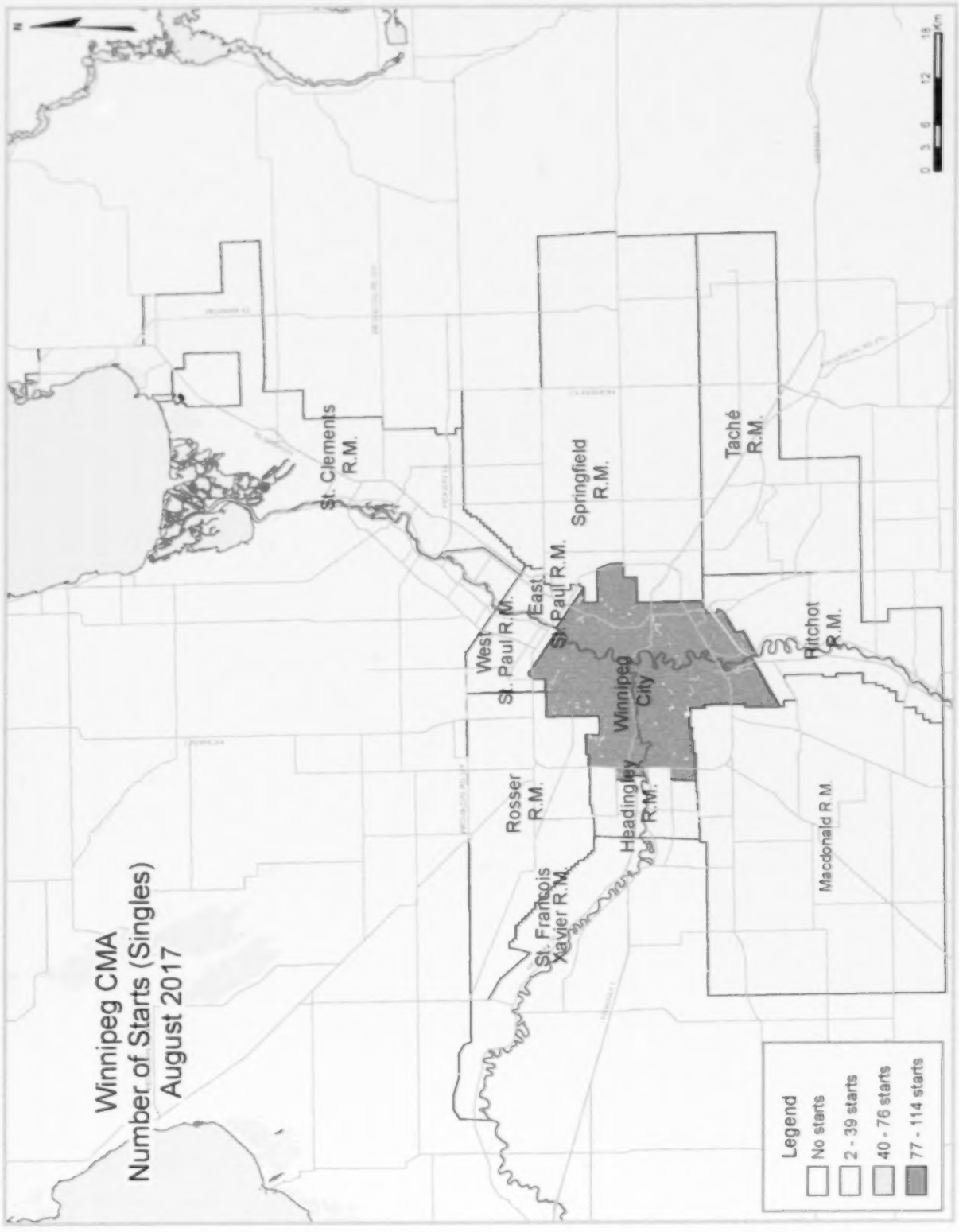
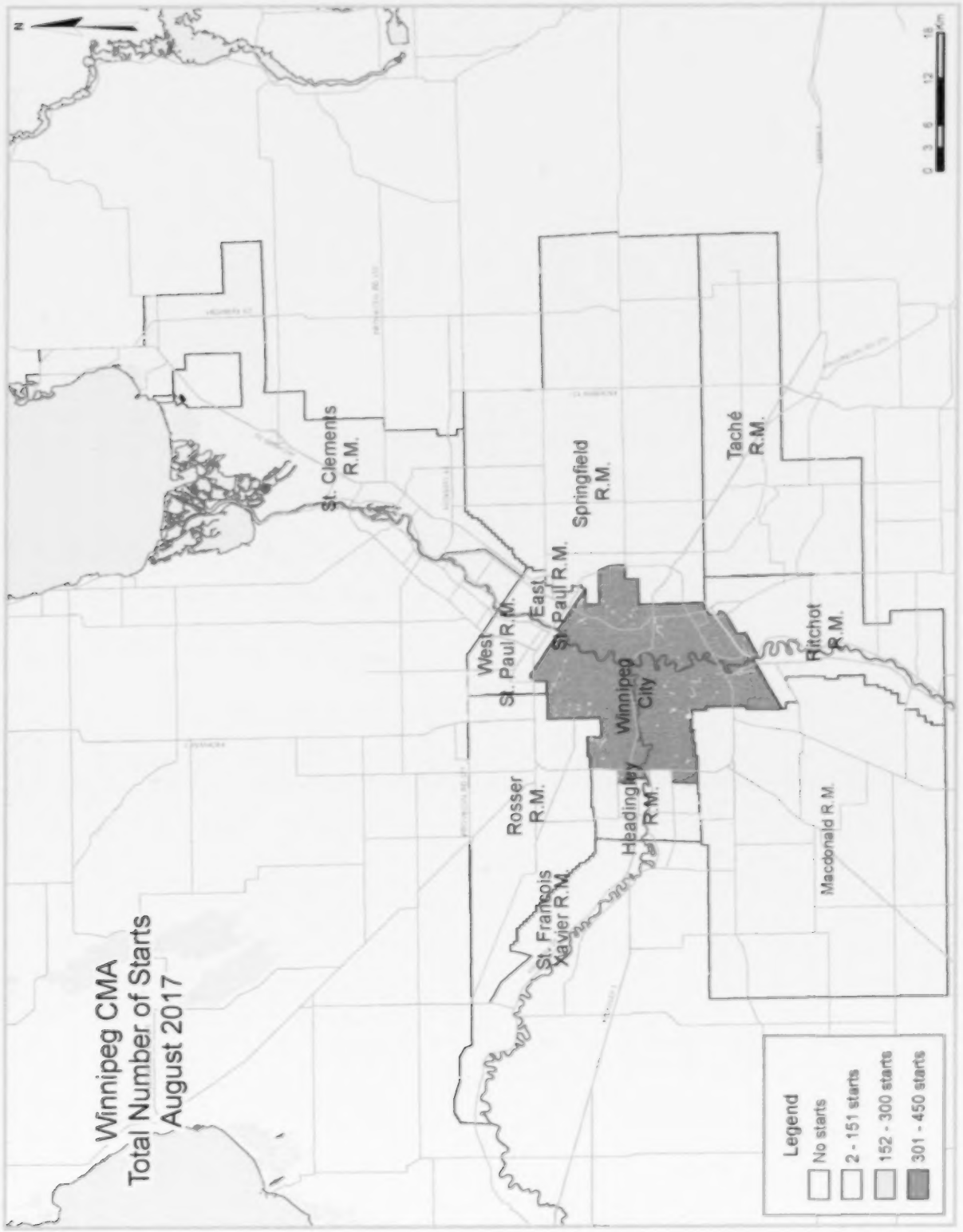
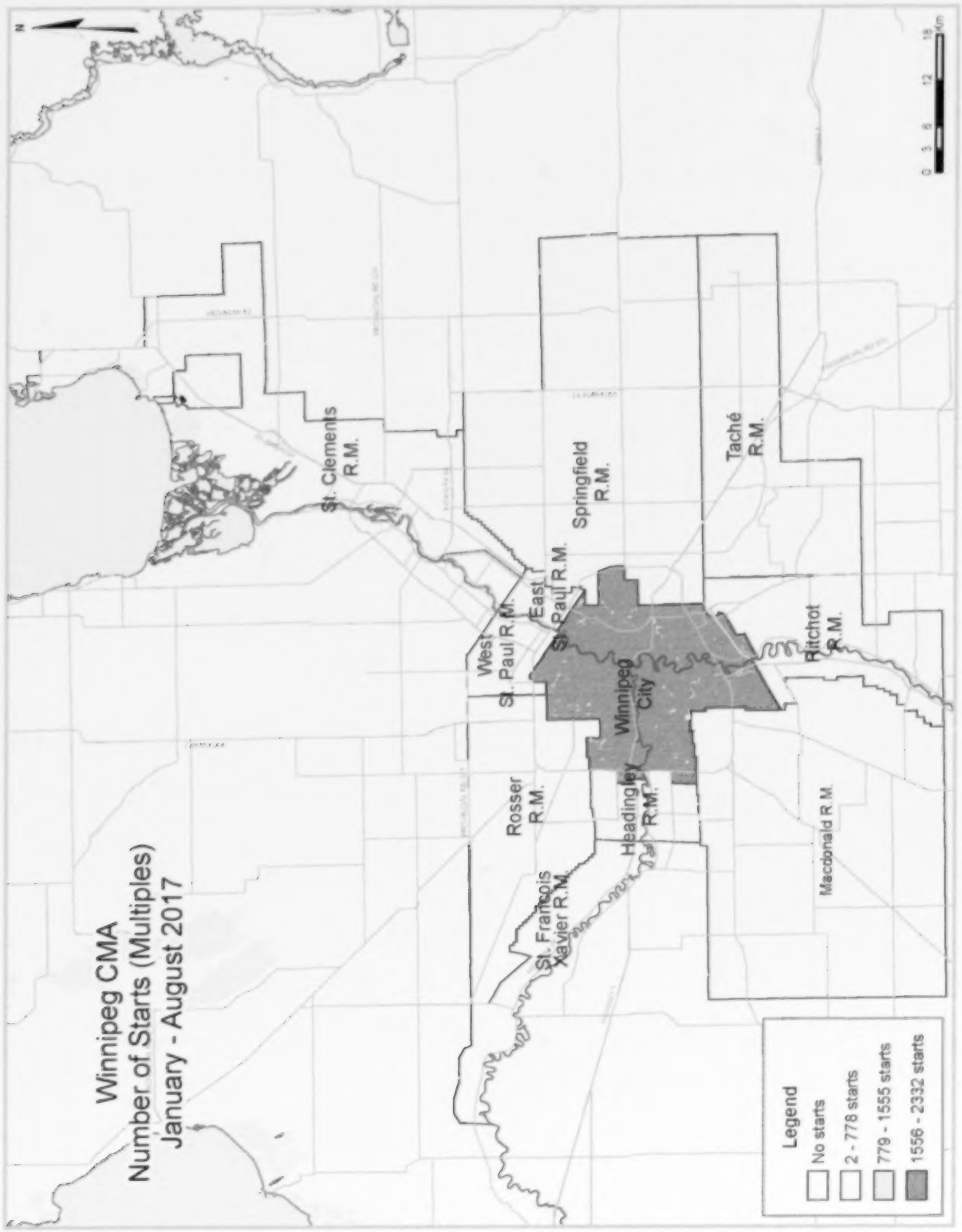
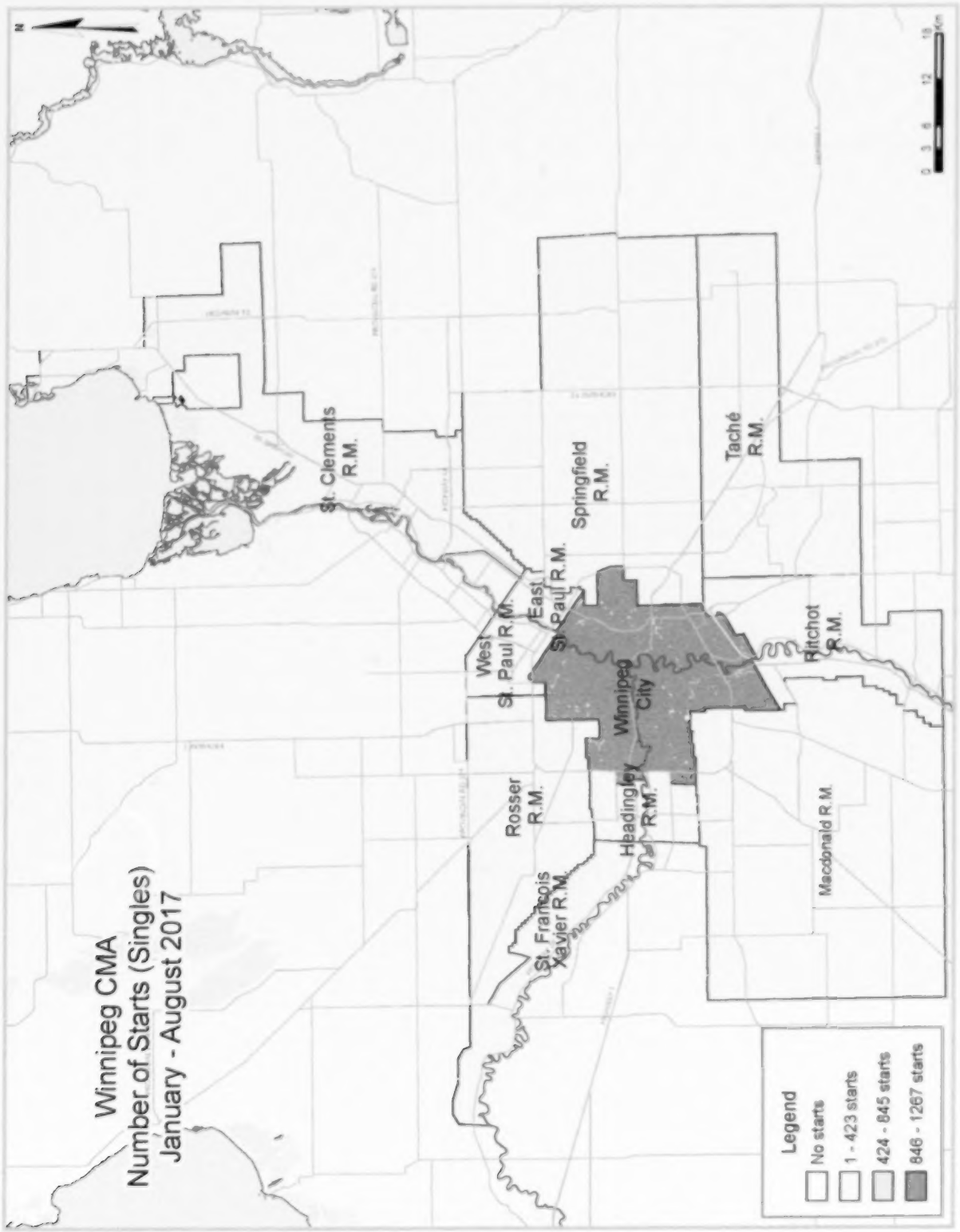
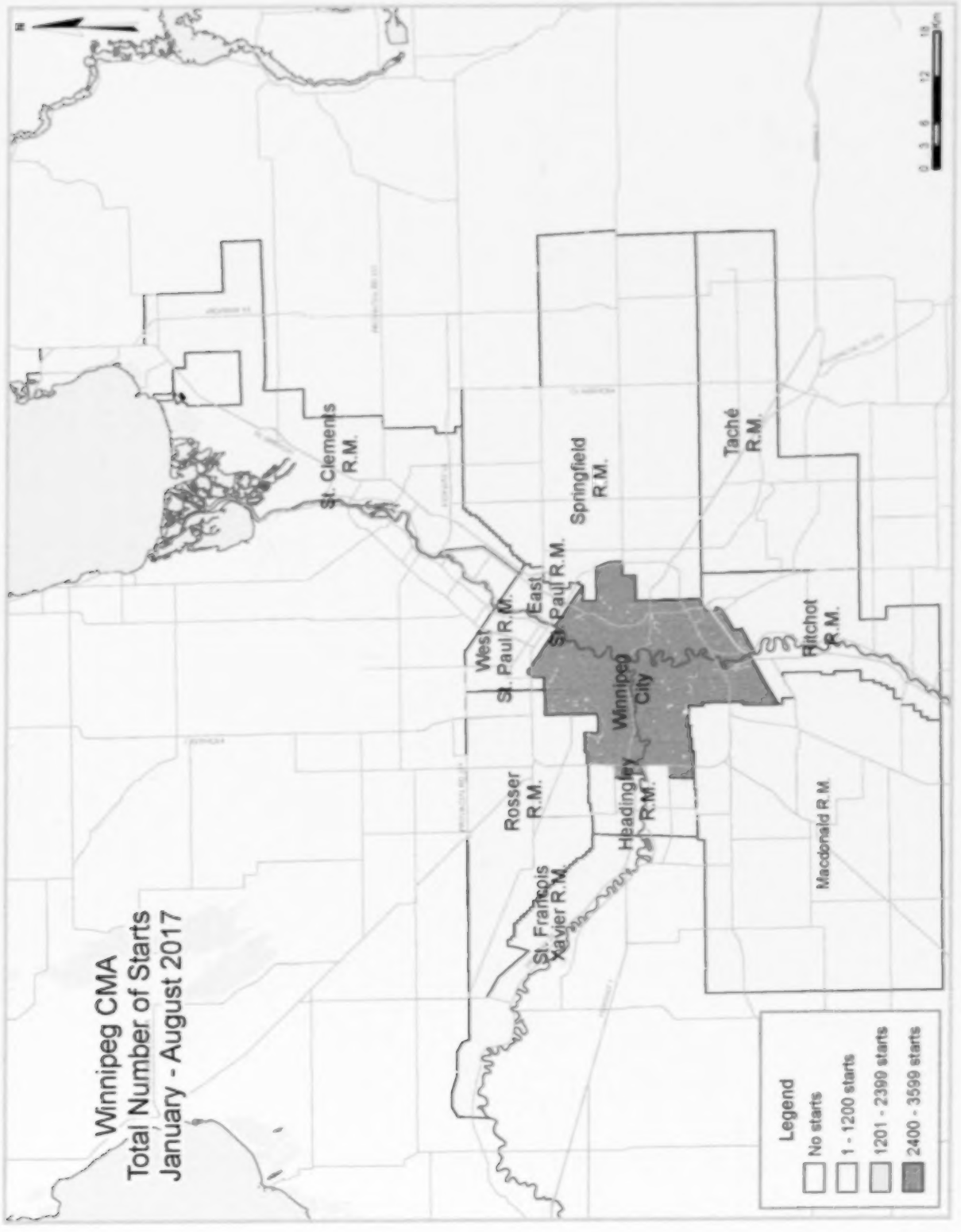

Winnipeg CMA
Number of Starts (Multiples)
August 2017
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M
Legend
No starts
4 - 114 starts
115 - 225 starts
226 - 336 starts


Winnipeg CMA
Number of Starts (Singles)
August 2017
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 39 starts
40 - 76 starts
77 - 114 starts


Winnipeg CMA
Total Number of Starts
August 2017
N
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 151 starts
152 - 300 starts
301 - 450 starts


Winnipeg CMA
Number of Starts (Multiples)
January - August 2017
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 778 starts
779 - 1555 starts
1556 - 2332 starts
0 3 6 12 18 km


Winnipeg CMA
Number of Starts (Singles)
January - August 2017
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 423 starts
424 - 845 starts
846 - 1267 starts


Winnipeg CMA
Total Number of Starts
January - August 2017
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 1200 starts
1201 - 2399 starts
2400 - 3599 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) August 2017		
Winnipeg CMA[1]	July 2017	August 2017
Trend[2]	5,589	5,590
SAAR	3,035	6,028
	August 2016	August 2017
Actual		
August - Single-Detached	189	158
August - Multiples	179	358
August - Total	368	516
January to August - Single-Detached	1,206	1,554
January to August - Multiples	1,469	2,420
January to August - Total	2,675	3,974

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
August 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2017	158	28	4	0	9	86	20	211	516
August 2016	189	12	0	0	70	69	7	21	368
% Change	-16.4	133.3	n/a	n/a	-87.1	24.6	185.7	**	40.2
Year-to-date 2017	1,552	212	4	2	318	1,050	33	803	3,974
Year-to-date 2016	1,203	124	7	3	233	337	86	682	2,675
% Change	29.0	71.0	-42.9	-33.3	36.5	**	-61.6	17.7	48.6
UNDER CONSTRUCTION									
August 2017	1,423	196	4	2	329	1,375	101	2,162	5,592
August 2016	1,101	122	11	8	279	1,213	89	2,166	4,989
% Change	29.2	60.7	-63.6	-75.0	17.9	13.4	13.5	-0.2	12.1
COMPLETIONS									
August 2017	149	8	2	0	15	0	0	2	176
August 2016	136	6	4	0	11	0	4	186	347
% Change	9.6	33.3	-50.0	n/a	36.4	n/a	-100.0	-98.9	-49.3
Year-to-date 2017	1,184	118	2	3	182	268	30	522	2,309
Year-to-date 2016	1,084	160	4	1	147	262	94	484	2,236
% Change	9.2	-26.3	-50.0	200.0	23.8	2.3	-68.1	7.9	3.3
COMPLETED & NOT ABSORBED									
August 2017	175	19	2	1	41	162	n/a	n/a	400
August 2016	161	24	0	1	45	240	n/a	n/a	471
% Change	8.7	-20.8	n/a	0.0	-8.9	-32.5	n/a	n/a	-15.1
ABSORBED									
August 2017	154	12	0	0	17	57	n/a	n/a	240
August 2016	159	22	4	0	16	9	n/a	n/a	210
% Change	-3.1	-45.5	-100.0	n/a	6.3	**	n/a	n/a	14.3
Year-to-date 2017	1,223	121	0	2	183	416	n/a	n/a	1,945
Year-to-date 2016	1,168	172	7	2	189	404	n/a	n/a	1,942
% Change	4.7	-29.7	-100.0	0.0	-3.2	3.0	n/a	n/a	0.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
August 2017	114	24	0	0	9	72	20	211	450
August 2016	147	6	0	0	58	69	0	21	301
East St. Paul R.M.									
August 2017	3	0	0	0	0	0	0	0	3
August 2016	2	0	0	0	0	0	0	0	2
Headingley R.M.									
August 2017	6	0	0	0	0	0	0	0	6
August 2016	6	0	0	0	0	0	7	0	13
MacDonald R.M.									
August 2017	9	0	0	0	0	0	0	0	9
August 2016	1	0	0	0	8	0	0	0	9
Ritchot R.M.									
August 2017	8	0	0	0	0	14	0	0	22
August 2016	8	2	0	0	0	0	0	0	10
Rosser R.M.									
August 2017	0	0	0	0	0	0	0	0	0
August 2016	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
August 2017	4	0	0	0	0	0	0	0	4
August 2016	0	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.									
August 2017	0	0	0	0	0	0	0	0	0
August 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
August 2017	10	4	0	0	0	0	0	0	14
August 2016	11	4	0	0	0	0	0	0	15
Taché R.M.									
August 2017	2	0	4	0	0	0	0	0	6
August 2016	8	0	0	0	4	0	0	0	12
West St. Paul R.M.									
August 2017	2	0	0	0	0	0	0	0	2
August 2016	6	0	0	0	0	0	0	0	6
First Nations									
August 2017	0	0	0	0	0	0	0	0	0
August 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
August 2017	158	28	4	0	9	86	20	211	516
August 2016	189	12	0	0	70	69	7	21	368

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
August 2017	1,164	190	0	2	301	1,337	101	2,162	5,257
August 2016	868	112	4	1	264	1,199	54	2,166	4,668
East St. Paul R.M.									
August 2017	27	0	0	0	0	0	0	0	27
August 2016	32	0	0	0	0	0	0	0	32
Headingley R.M.									
August 2017	20	0	0	0	28	0	0	0	48
August 2016	13	0	7	0	0	0	35	0	55
MacDonald R.M.									
August 2017	52	0	0	0	0	0	0	0	52
August 2016	30	0	0	7	8	0	0	0	45
Ritchot R.M.									
August 2017	40	0	0	0	0	14	0	0	54
August 2016	32	4	0	0	0	14	0	0	50
Rosser R.M.									
August 2017	0	0	0	0	0	0	0	0	0
August 2016	2	0	0	0	0	0	0	0	2
St. Clements R.M.									
August 2017	30	0	0	0	0	0	0	0	30
August 2016	32	0	0	0	0	0	0	0	32
St. Francois Xavier R.M.									
August 2017	3	0	0	0	0	0	0	0	3
August 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
August 2017	34	6	0	0	0	0	0	0	40
August 2016	39	6	0	0	3	0	0	0	48
Taché R.M.									
August 2017	27	0	4	0	0	24	0	0	55
August 2016	22	0	0	0	4	0	0	0	26
West St. Paul R.M.									
August 2017	26	0	0	0	0	0	0	0	26
August 2016	31	0	0	0	0	0	0	0	31
First Nations									
August 2017	0	0	0	0	0	0	0	0	0
August 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
August 2017	1,423	196	4	2	329	1,375	101	2,162	5,592
August 2016	1,101	122	11	8	279	1,213	89	2,166	4,989

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
August 2017	115	6	2	0	8	0	0	2	133
August 2016	110	6	0	0	11	0	4	186	317
East St. Paul R.M.									
August 2017	3	0	0	0	0	0	0	0	3
August 2016	5	0	0	0	0	0	0	0	5
Headingley R.M.									
August 2017	6	0	0	0	0	0	0	0	6
August 2016	0	0	0	0	0	0	0	0	0
Macdonald R.M.									
August 2017	7	0	0	0	7	0	0	0	14
August 2016	6	0	0	0	0	0	0	0	6
Ritchot R.M.									
August 2017	2	0	0	0	0	0	0	0	2
August 2016	3	0	0	0	0	0	0	0	3
Rosser R.M.									
August 2017	0	0	0	0	0	0	0	0	0
August 2016	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
August 2017	4	0	0	0	0	0	0	0	4
August 2016	3	0	0	0	0	0	0	0	3
St. Francois Xavier R.M.									
August 2017	0	0	0	0	0	0	0	0	0
August 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
August 2017	3	2	0	0	0	0	0	0	5
August 2016	4	0	0	0	0	0	0	0	4
Tache R.M.									
August 2017	4	0	0	0	0	0	0	0	4
August 2016	1	0	4	0	0	0	0	0	5
West St. Paul R.M.									
August 2017	5	0	0	0	0	0	0	0	5
August 2016	3	0	0	0	0	0	0	0	3
First Nations									
August 2017	0	0	0	0	0	0	0	0	0
August 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
August 2017	149	8	2	0	15	0	0	2	176
August 2016	136	6	4	0	11	0	4	186	347

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
August 2017	137	14	2	1	38	153	n/a	n/a	345
August 2016	126	16	0	1	43	222	n/a	n/a	408
East St. Paul R.M.									
August 2017	5	0	0	0	0	7	n/a	n/a	12
August 2016	5	0	0	0	0	0	n/a	n/a	5
Headingley R.M.									
August 2017	7	0	0	0	0	0	n/a	n/a	7
August 2016	1	0	0	0	0	0	n/a	n/a	1
MacDonald R.M.									
August 2017	11	1	0	0	3	0	n/a	n/a	15
August 2016	12	0	0	0	0	0	n/a	n/a	12
Ritchot R.M.									
August 2017	4	0	0	0	0	0	n/a	n/a	4
August 2016	2	0	0	0	0	5	n/a	n/a	7
Rosser R.M.									
August 2017	0	0	0	0	0	0	n/a	n/a	0
August 2016	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
August 2017	1	0	0	0	0	0	n/a	n/a	1
August 2016	3	0	0	0	0	0	n/a	n/a	3
St. Francois Xavier R.M.									
August 2017	0	0	0	0	0	0	n/a	n/a	0
August 2016	1	0	0	0	0	0	n/a	n/a	1
Springfield R.M.									
August 2017	4	4	0	0	0	0	n/a	n/a	8
August 2016	5	8	0	0	2	0	n/a	n/a	15
Tache R.M.									
August 2017	3	0	0	0	0	2	n/a	n/a	5
August 2016	3	0	0	0	0	13	n/a	n/a	16
West St. Paul R.M.									
August 2017	3	0	0	0	0	0	n/a	n/a	3
August 2016	3	0	0	0	0	0	n/a	n/a	3
First Nations									
August 2017	0	0	0	0	0	0	n/a	n/a	0
August 2016	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
August 2017	175	19	2	1	41	162	n/a	n/a	400
August 2016	161	24	0	1	45	240	n/a	n/a	471

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
August 2017	127	10	0	0	11	53	n/a	n/a	201
August 2016	134	21	0	0	16	9	n/a	n/a	180
East St. Paul R.M.									
August 2017	3	0	0	0	0	0	n/a	n/a	3
August 2016	2	0	0	0	0	0	n/a	n/a	2
Headingley R.M.									
August 2017	2	0	0	0	0	0	n/a	n/a	2
August 2016	0	0	0	0	0	0	n/a	n/a	0
MacDonald R.M.									
August 2017	4	0	0	0	4	0	n/a	n/a	8
August 2016	6	0	0	0	0	0	n/a	n/a	6
Ritchot R.M.									
August 2017	1	0	0	0	0	2	n/a	n/a	3
August 2016	4	0	0	0	0	0	n/a	n/a	4
Rosser R.M.									
August 2017	0	0	0	0	0	0	n/a	n/a	0
August 2016	1	0	0	0	0	0	n/a	n/a	1
St. Clements R.M.									
August 2017	4	0	0	0	0	0	n/a	n/a	4
August 2016	3	0	0	0	0	0	n/a	n/a	3
St. Francois Xavier R.M.									
August 2017	0	0	0	0	0	0	n/a	n/a	0
August 2016	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
August 2017	4	2	0	0	0	0	n/a	n/a	6
August 2016	4	1	0	0	0	0	n/a	n/a	5
Tache R.M.									
August 2017	5	0	0	0	2	2	n/a	n/a	9
August 2016	1	0	4	0	0	0	n/a	n/a	5
West St. Paul R.M.									
August 2017	4	0	0	0	0	0	n/a	n/a	4
August 2016	4	0	0	0	0	0	n/a	n/a	4
First Nations									
August 2017	0	0	0	0	0	0	n/a	n/a	0
August 2016	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
August 2017	154	12	0	0	17	57	n/a	n/a	240
August 2016	159	22	4	0	16	9	n/a	n/a	210

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Winnipeg CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	1,855	184	7	3	280	534	90	1,101	4,054
% Change	12.6	-25.2	75.0	200.0	2.9	-7.6	-41.6	-26.5	-7.9
2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	% Change
Winnipeg City	114	147	24	6	29	58	283	90	450	301	49.5
East St. Paul R.M.	3	2	0	0	0	0	0	0	3	2	50.0
Headingley R.M.	6	6	0	0	0	7	0	0	6	13	-53.8
MacDonald R.M.	9	1	0	2	0	6	0	0	9	9	0.0
Ritchot R.M.	8	8	0	2	0	0	14	0	22	10	120.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	4	0	0	0	0	0	0	0	4	0	n/a
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	10	11	4	4	0	0	0	0	14	15	-6.7
Tache R.M.	2	8	0	0	4	4	0	0	6	12	-50.0
West St. Paul R.M.	2	6	0	0	0	0	0	0	2	6	-66.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	158	189	28	14	33	75	297	90	516	368	40.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Winnipeg City	1,267	974	206	124	319	250	1,807	1,005	3,599	2,353	53.0
East St. Paul R.M.	23	26	0	0	0	0	8	0	31	26	19.2
Headingley R.M.	23	10	0	0	28	42	0	0	51	52	-1.9
MacDonald R.M.	71	49	2	2	0	6	0	0	73	57	28.1
Ritchot R.M.	44	30	0	4	0	0	14	14	58	48	20.8
Rosser R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
St. Clements R.M.	27	25	0	0	0	0	0	0	27	25	8.0
St. Francois Xavier R.M.	3	0	0	0	0	0	0	0	3	0	n/a
Springfield R.M.	48	41	8	12	0	6	0	0	56	59	-5.1
Tache R.M.	32	25	0	0	4	4	24	0	60	29	106.9
West St. Paul R.M.	15	23	0	0	0	0	0	0	15	23	-34.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,554	1,206	216	142	351	308	1,853	1,019	3,974	2,675	48.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016
Winnipeg City	9	58	20	0	72	69	211	21
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	7	0	0	0	0
MacDonald R.M.	0	6	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	14	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	4	4	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	13	68	20	7	86	69	211	21

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	286	199	33	51	1,004	323	803	682
East St. Paul R.M.	0	0	0	0	8	0	0	0
Headingley R.M.	28	7	0	35	0	0	0	0
MacDonald R.M.	0	6	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	14	14	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	6	0	0	0	0	0	0
Tache R.M.	4	4	0	0	24	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	318	222	33	86	1,050	337	803	682

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016
Winnipeg City	138	153	81	127	231	21	450	301
East St. Paul R.M.	3	2	0	0	0	0	3	2
Headingley R.M.	6	6	0	0	0	7	6	13
MacDonald R.M.	9	1	0	8	0	0	9	9
Ritchot R.M.	8	10	14	0	0	0	22	10
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	4	0	0	0	0	0	4	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	14	15	0	0	0	0	14	15
Tache R.M.	6	8	0	4	0	0	6	12
West St. Paul R.M.	2	6	0	0	0	0	2	6
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	190	201	95	139	231	28	516	368

Table 2.5: Starts by Submarket and by Intended Market
January - August 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	1,467	1,081	1,296	539	836	733	3,599	2,353
East St. Paul R.M.	23	26	8	0	0	0	31	26
Headingley R.M.	23	17	28	0	0	35	51	52
MacDonald R.M.	73	47	0	10	0	0	73	57
Ritchot R.M.	44	34	14	14	0	0	58	48
Rosser R.M.	1	3	0	0	0	0	1	3
St. Clements R.M.	27	25	0	0	0	0	27	25
St. Francois Xavier R.M.	3	0	0	0	0	0	3	0
Springfield R.M.	56	53	0	6	0	0	56	59
Tache R.M.	36	25	24	4	0	0	60	29
West St. Paul R.M.	15	23	0	0	0	0	15	23
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,768	1,334	1,370	573	836	768	3,974	2,675

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	% Change
Winnipeg City	115	110	6	12	8	9	4	186	133	317	-58.0
East St. Paul R.M.	3	5	0	0	0	0	0	0	3	5	-40.0
Headingley R.M.	6	0	0	0	0	0	0	0	6	0	n/a
MacDonald R.M.	7	6	0	0	7	0	0	0	14	6	133.3
Ritchot R.M.	2	3	0	0	0	0	0	0	2	3	-33.3
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	4	3	0	0	0	0	0	0	4	3	33.3
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	3	4	2	0	0	0	0	0	5	4	25.0
Tache R.M.	4	1	0	0	0	4	0	0	4	5	-20.0
West St. Paul R.M.	5	3	0	0	0	0	0	0	5	3	66.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	149	136	8	12	15	13	4	186	176	347	-49.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Winnipeg City	929	840	118	194	188	183	770	746	2,005	1,963	2.1
East St. Paul R.M.	25	29	0	0	0	0	8	0	33	29	13.8
Headingley R.M.	19	11	0	0	0	0	0	0	19	11	72.7
MacDonald R.M.	62	41	4	0	7	0	0	0	73	41	78.0
Ritchot R.M.	35	14	2	2	0	6	14	0	51	22	131.8
Rosser R.M.	2	2	0	0	0	0	0	0	2	2	0.0
St. Clements R.M.	22	48	0	0	0	0	0	0	22	48	-54.2
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	42	48	6	12	0	3	0	0	48	63	-23.8
Tache R.M.	30	22	0	0	4	4	0	0	34	26	30.8
West St. Paul R.M.	22	30	0	0	0	0	0	0	22	30	-26.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,188	1,086	130	208	199	196	792	746	2,309	2,236	3.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016
Winnipeg City	8	5	0	4	2	0	2	186
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	7	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	4	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	15	9	0	4	2	0	2	186

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	159	104	29	79	248	262	522	484
East St. Paul R.M.	0	0	0	0	8	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	7	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	6	14	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	3	0	0	0	0	0	0
Tache R.M.	4	4	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	170	111	29	85	270	262	522	484

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016
Winnipeg City	123	116	8	11	2	190	133	317
East St. Paul R.M.	3	5	0	0	0	0	3	5
Headingley R.M.	6	0	0	0	0	0	6	0
MacDonald R.M.	7	6	7	0	0	0	14	6
Ritchot R.M.	2	3	0	0	0	0	2	3
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	4	3	0	0	0	0	4	3
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	5	4	0	0	0	0	5	4
Tache R.M.	4	5	0	0	0	0	4	5
West St. Paul R.M.	5	3	0	0	0	0	5	3
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	159	146	15	11	2	190	176	347

Table 3.5: Completions by Submarket and by Intended Market
January - August 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	1,037	986	416	407	552	570	2,005	1,963
East St. Paul R.M.	25	29	8	0	0	0	33	29
Headingley R.M.	19	11	0	0	0	0	19	11
MacDonald R.M.	62	41	11	0	0	0	73	41
Ritchot R.M.	37	16	14	0	0	6	51	22
Rosser R.M.	2	2	0	0	0	0	2	2
St. Clements R.M.	22	48	0	0	0	0	22	48
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	48	58	0	3	0	2	48	63
Tache R.M.	30	26	4	0	0	0	34	26
West St. Paul R.M.	22	30	0	0	0	0	22	30
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,304	1,248	453	410	552	578	2,309	2,236

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
August 2017	21	17.5	24	20.0	25	20.8	24	20.0	26	21.7	120	-	462,312
August 2016	13	9.8	49	36.8	30	22.6	17	12.8	24	18.0	133	-	-
Year-to-date 2017	226	24.2	250	26.7	214	22.9	99	10.6	146	15.6	935	425,000	430,110
Year-to-date 2016	185	20.9	305	34.4	158	17.8	105	11.9	133	15.0	886	397,500	418,818
East St. Paul R.M.													
August 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
August 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	-	-
Headingley R.M.													
August 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	-
Year-to-date 2016	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	-	-
MacDonald R.M.													
August 2017	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	-	507,350
August 2016	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	-	-
Year-to-date 2017	15	27.3	4	7.3	10	18.2	9	16.4	17	30.9	55	-	457,733
Year-to-date 2016	4	9.8	0	0.0	10	24.4	7	17.1	20	48.8	41	-	524,284
Ritchot R.M.													
August 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
August 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	11	36.7	14	46.7	1	3.3	0	0.0	4	13.3	30	-	365,377
Year-to-date 2016	1	8.3	11	91.7	0	0.0	0	0.0	0	0.0	12	-	-
Rosser R.M.													
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	5	71.4	0	0.0	0	0.0	1	14.3	1	14.3	7	-	-
St. Francois Xavier R.M.													
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
August 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
August 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	3	11.5	11	42.3	5	19.2	4	15.4	3	11.5	26	-	399,988
Year-to-date 2016	4	19.0	4	19.0	8	38.1	1	4.8	4	19.0	21	-	414,725
Tache R.M.													
August 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
August 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	11	52.4	6	28.6	3	14.3	1	4.8	0	0.0	21	-	350,380
Year-to-date 2016	8	57.1	5	35.7	1	7.1	0	0.0	0	0.0	14	-	-
West St. Paul R.M.													
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	2	25.0	0	0.0	0	0.0	6	75.0	8	-	600,000
First Nations													
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
August 2017	21	16.2	25	19.2	28	21.5	24	18.5	32	24.6	130	-	465,706
August 2016	13	9.0	51	35.2	31	21.4	18	12.4	32	22.1	145	-	-
Year-to-date 2017	268	24.6	286	26.3	233	21.4	113	10.4	189	17.4	1,089	425,000	431,575
Year-to-date 2016	207	20.6	327	32.5	178	17.7	114	11.3	179	17.8	1,005	400,000	424,252

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units August 2017						
Submarket	Aug 2017	Aug 2016	% Change	YTD 2017	YTD 2016	% Change
Winnipeg City	462,312	-	n/a	430,110	418,818	2.7
East St. Paul R.M.	-	-	n/a	-	-	n/a
Headingley R.M.	-	-	n/a	-	-	n/a
MacDonald R.M.	507,350	-	n/a	457,733	524,284	-12.7
Ritchot R.M.	-	-	n/a	365,377	-	n/a
Rosser R.M.	-	-	n/a	-	-	n/a
St. Clements R.M.	-	-	n/a	-	-	n/a
St. Francois Xavier R.M.	-	-	n/a	-	-	n/a
Springfield R.M.	-	-	n/a	399,988	414,725	-3.6
Tache R.M.	-	-	n/a	350,380	-	n/a
West St. Paul R.M.	-	-	n/a	-	600,000	n/a
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	465,706	-	n/a	431,575	424,252	1.7

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Winnipeg

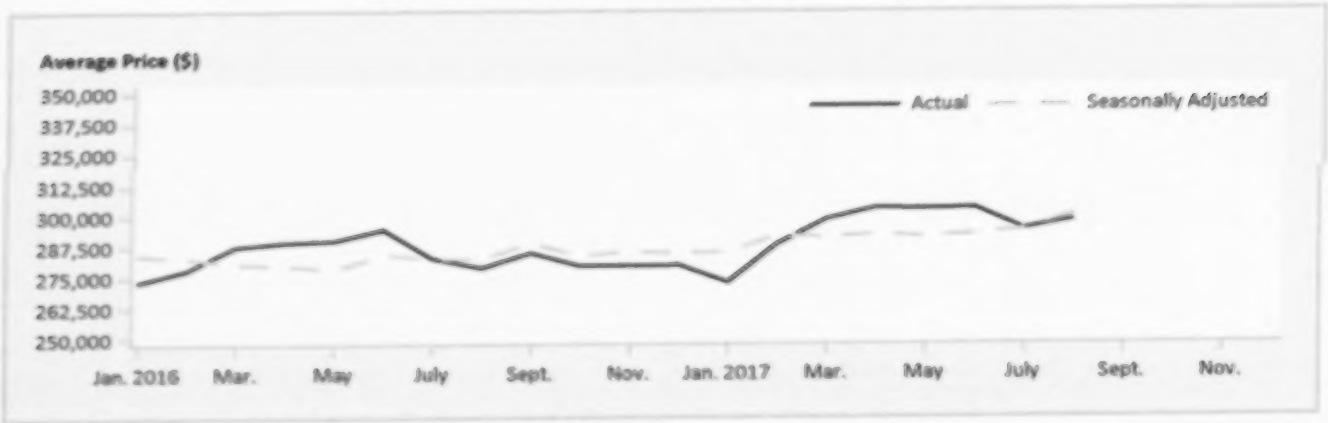


Figure 5.2: MLS® Residential Sales for Winnipeg

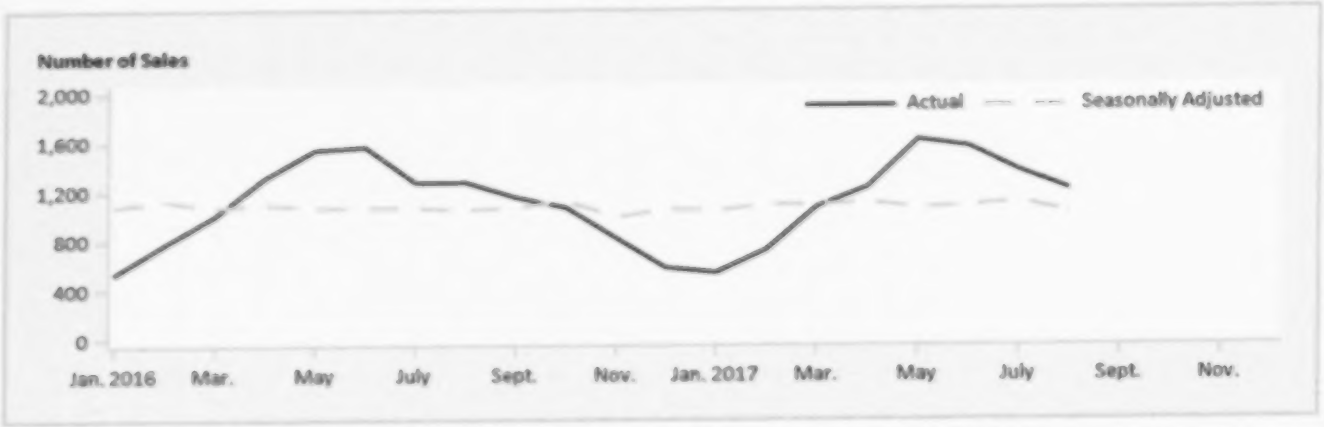
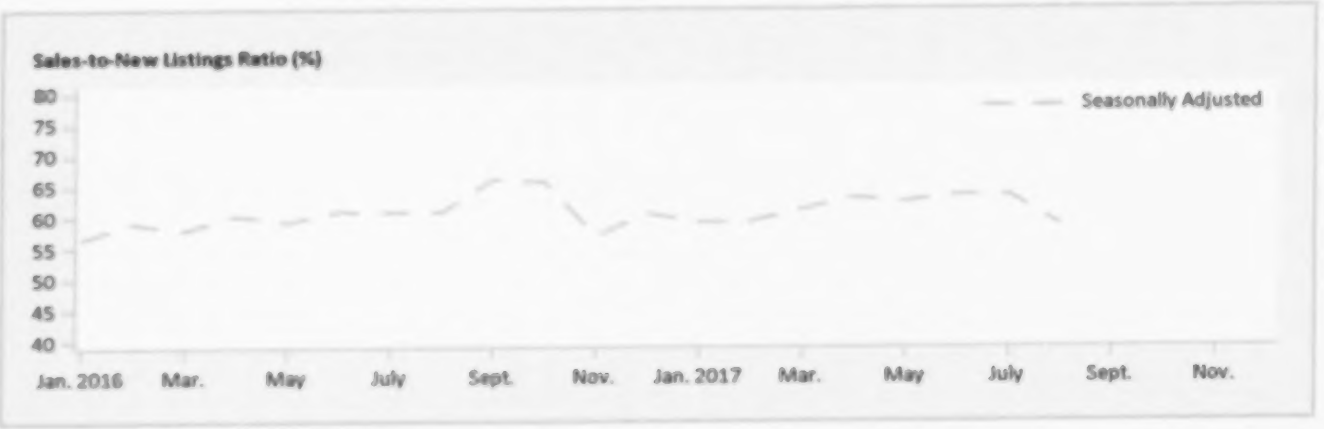


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Winnipeg



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
August 2017

		Interest Rates			NHPI, Total, Winnipeg CMA 2016.12 =100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	97.9	126.7	423	6.4	68.8	864
	February	561	3.14	4.64	97.9	126.4	424	6.3	68.8	866
	March	561	3.14	4.64	98.1	127.6	425	6.3	68.8	866
	April	561	3.14	4.64	98.3	127.8	426	6.3	68.8	864
	May	561	3.14	4.64	98.5	128.6	426	6.2	68.7	861
	June	561	3.14	4.64	98.7	129.6	425	6.3	68.6	862
	July	567	3.14	4.74	98.9	128.8	425	6.5	68.6	863
	August	567	3.14	4.74	99.0	128.9	424	6.6	68.4	860
	September	561	3.14	4.64	99.4	128.8	424	6.6	68.3	856
	October	561	3.14	4.64	99.9	129.2	425	6.8	68.4	848
	November	561	3.14	4.64	100.0	127.7	425	6.9	68.5	846
	December	561	3.14	4.64	100.0	127.6	426	6.9	68.6	849
2017	January	561	3.14	4.64	100.3	129.4	426	6.7	68.3	861
	February	561	3.14	4.64	100.5	129.3	426	6.7	68.3	870
	March	561	3.14	4.64	100.5	129.7	426	6.5	68.0	883
	April	561	3.14	4.64	101.3	130.1	426	6.3	67.8	886
	May	561	3.14	4.64	101.8	130.0	428	5.9	67.6	889
	June	561	3.14	4.64	102.2	129.9	430	5.8	67.8	887
	July	573	3.14	4.84	102.3	129.8	434	5.6	68.1	885
	August	573	3.14	4.84		130.1	436	5.4	68.2	885
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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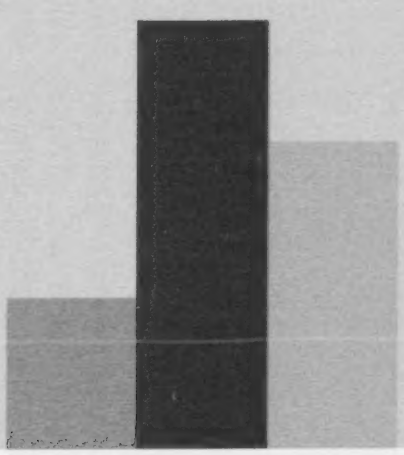

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